# JOHNS PUD (WEST) - PLAT FOUR

BEING A REPLAT OF ALL OF TRACT "L7", JOHNS WEST PUD - PLAT THREE, AS RECORDED IN PLAT BOOK 137, PAGE 91, AND ALL OF TRACT "OS8", JOHNS WEST PUD - PLAT ONE, AS RECORDED IN PLAT BOOK 136, PAGE 55, AND A PORTION OF TRACTS 9 THROUGH 14, TRACTS 17 THROUGH 23 AND TRACTS 44 THROUGH 47, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST

SHEET 1 OF 12

#### **DEDICATION AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RATON ASSOCIATES X, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP. OWNER OF THE LANDS SHOWN HEREON AS "JOHNS PUD (WEST) - PLAT FOUR", BEING A REPLAT OF ALL OF TRACT "L7", JOHNS WEST PUD - PLAT THREE, AS RECORDED IN PLAT BOOK 137, PAGE 91 AND ALL OF TRACT "OS8", JOHNS WEST PUD -PLAT ONE, AS RECORDED IN PLAT BOOK 136, PAGE 55, AND A PORTION OF TRACTS 9 THROUGH 14, TRACTS 17 THROUGH 23 AND TRACTS 44 THROUGH 47, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION. 30 FEET IN WIDTH, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "L7"; JOHNS WEST PUD - PLAT THREE, AS RECORDED IN PLAT BOOK 137, PAGE 91, SAID PUBLIC RECORDS, THENCE, ALONG THE NORTH LINE OF SAID JOHNS WEST PUD - PLAT ONE. FOR THE FOLLOWING FOUR '4) DESCRIBED COURSES. NORTH 76°41'28" WEST, A DISTANCE OF 231.78 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1070.00 FEET, A CENTRAL ANGLE OF 15°20'16"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 286.43 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3070.00 FEET, A CENTRAL ANGLE OF 03°36'39"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT. A DISTANCE OF 193.47 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE SOUTH 83°58'50" WEST, A DISTANCE OF 50.25 FEET; THENCE, ALONG THE SOUTH LINE OF SAID TRACT "OS8" FOR THE FOLLOWING FOUR (4) COURSES, SOUTH 00°21'16" EAST, A DISTANCE OF 7.94 FEET; THENCE SOUTH 41°19'46" WEST, A DISTANCE OF 33.25 FEET; THENCE SOUTH 83°00'49" WEST, A DISTANCE OF 173.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2960.00

TO THE LEFT, A DISTANCE OF 93.25 TO A POINT OF RADIAL INTERSECTION; THENCE, ALONG THE WEST LINE OF SAID JOHNS WEST PUD - PLAT ONE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 05°10'53" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°22'26" EAST, A DISTANCE OF 5.85 FEET; THENCE SOUTH 89°37'34" WEST, A DISTANCE OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 01°42'16" WEST, A RADIUS OF 3070.00 FEET AND A CENTRAL ANGLE OF 01°22'22": THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 73.55 FEET TO A POINT OF TANGENCY: THENCE SCUTH 89°40'05" WEST, A DISTANCE OF 548.77 FEET: THENCE NORTH 00°19'55" WEST, A DISTANCE OF 29.11 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 15°41'37" EAST. A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 48°21'20": THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 21.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 127°26'06"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 144.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF

63°43'03": THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT. A DISTANCE OF 27.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°40'05" WEST, A DISTANCE OF 309.72 FEET; THENCE NORTH 00°19'55" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 89°40'05" EAST, A DISTANCE OF 91.63 FEET; NORTH 00°19'55" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°40'05" EAST, A DISTANCE OF 612.81 FEET; THENCE NORTH 00°21'16" WEST, A DISTANCE OF 1196.93 FEET; THENCE, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-44 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, DEED BOOK 113, PAGE 563 AND DEED BOOK 113, PAGE 74, ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES, NORTH 89°38'44" EAST, A DISTANCE OF 890.93 FEET; THENCE SOUTH 00°20'34" EAST, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°38'44" EAST, A DISTANCE OF 330.00 FEET; THENCE NORTH 00°21'04" WEST, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°38'44" EAST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 00°21'33" EAST, A DISTANCE OF 0.28 FEET; THENCE NORTH 89°38'44" EAST, A DISTANCE OF 13.53 FEET; THENCE SOUTH 00°21'16" EAST, ALONG THE WEST LINE OF SAID JOHNS WEST PUD - PLAT THREE, A DISTANCE OF 27.00 FEET; THENCE NORTH 89°38'44" EAST, ALONG THE NORTH LINE OF SAID TRACT "L7", A DISTANCE OF 184.95 FEET; THENCE, ALONG THE EAST LINE OF SAID TRACT "L7" FOR THE FOLLOWING SIX (6) DESCRIBED COURSES, SOUTH 00°21'16" EAST, A DISTANCE OF 126.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3844.00 FEET, A CENTRAL ANGLE OF 05°29'12"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 368.11 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 05°09'45"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 144.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°17'41" WEST, A DISTANCE OF 24.48 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIAL BEARING OF NORTH 82°21'16" WEST, A RADIUS OF 3939.00 FEET AND A CENTRAL ANGLE OF 05°08'52"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 344.91 FEET TO A POINT OF TANGENCY; THENCE

## CONTAINING 49.925 ACRES, MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

SOUTH 12°47'36" WEST, A DISTANCE OF 200.22 FEET TO THE POINT THE BEGINNING.

- 1. TRACTS "A", "B" AND "D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOTUS EDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH
- 2. TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LOTUS EDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE LOTUS EDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT, AND IMPACT SHUTTERS, WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. TRACTS "OS1" THROUGH "OS15", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOTUS EDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "OS15" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 33890, PAGE 1889 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- 5. TRACT "BT1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LOTUS EDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH
- 6. TRACTS "L7", "L11" AND "L12", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOTUS EDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 35373, PAGE 1012, PUBLIC RECORDS OF PALM BEACH COUNTY,

## DEDICATION AND RESERVATIONS: (CONTINUED)

PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOTUS EDGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE. LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

- 8. ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES. TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 9. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOU' THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND
- 10. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES. WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS. STRUCTURES. IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 11. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION. OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATION AND KELATED APPURTENANCES. THE EASEMENT MAY BE FENCED BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TRLES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOCA RATON X CORPORATION, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF DECEMBER . 2024.

BOCA RATON ASSOCIATES X, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: BOCA RATON X CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

RICHARD M. NORWALK, VICE PRESIDENT

Steven Heltman

**ACKNOWLEDGMENT** STATE OF FLORIDA

COUNTY OF BROWARD THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 6\_PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF BŌCA RATON X CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF BOCA RATON ASSOCIATES X, LLLP, ON BEHALF OF THE CORPORATION, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_\_

May 30, 2026

TRACY GUINAUGH

MY COMMISSION # HH 307164

EXPIRES: November 29, 2026

PRINT NAME: Steven Helfman

MY COMMISSION EXPIRES: 5/36/2626

NUMBER: HH251049

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE LOTUS EDGE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 301 DAY OF DECEMBER.

LOTUS EDGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

PRINT NAME: (harles Berme)

**ACKNOWLEDGMENT** 

STATE OF FLORIDA COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 30 DAY OF December , 2024, BY NICOLE MARSHALL, AS PRESIDENT FOR THE LOTUS EDGE HOMEOWNEBS ASSOCIATION, INC., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 11/29/2016

NUMBER: ## 307164

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF MIAMI-DADE

ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE TITLE TO THE PROPERTY IS VESTED IN BOCA RATON ASSOCIATES X. LLLP. A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED: THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORKLCT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS: AND. FURTHER. THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIAN STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM

THIS PLAT IS HEREBY APPROVED FOR KECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07#2), FLORIDA STATUTES, THIS 5 DAY OF FERRUR RJ, 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA

DAVID L. RICKS, P.E. COUNTY ENGINEER

DATE: November 26,2024

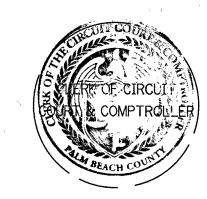
PROFESSIONAL SURVEYOR AND MAPPER

**COUNTY APPROVAL** 

LICENSE NO. 4213, STATE OF FLORIDA

STATUTES.

20250042454



STATE OF FLORIDA

COUNTY OF PALM BEACH

COURT & COMPTROLLER

THIS PLAT WAS FILED FOR RECORD AT

\_3:53 PM THIS \_ 5 DAY OF \_\_February, 2025, AND DULY

RECORDED IN PLAT BOOK NO. 139

JOSEPH ABRUZZO, CLERK OF CIRCUIT

### SURVEYOR & MAPPER'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT. THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "PBF 77" AND "PBF 78" HAVING A BEARING OF SOUTH 89°37'56" WEST, ALL OTHER BEARINGS

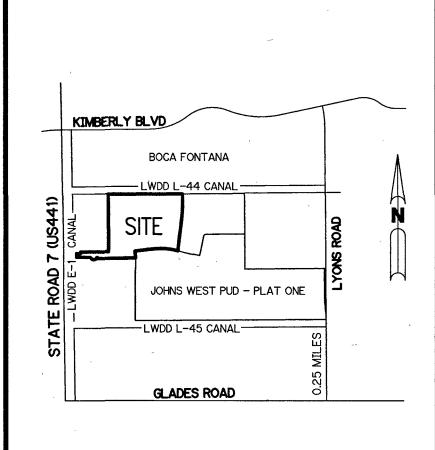
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREE'S OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THILLE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS OR WATER MANAGEMENT TRYCTS COINCLE
- 3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS
- 4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 6. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT). ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED). SCALE FACTOR = 1.0000209 PLAT BEARING = GRID BEARING
- 7. BUILDING SETBACK LINES SHALL BE AS REQUIRED PY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

8. THE ROAD, DYKE AND DITCH RESERVATIONS ACCORDING TO THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AND LYING WITHIN THE LANDS SHOWN HEREON, ARE INCLUDED IN THAT COURT CASE: CL-94-01668-AE GARY NIKOLITS VS WEST PENINSULAR TITLE COMPANY ET AL. THE RESULTS OF THIS LAWSUIT WAS THAT THE ROAD, DYKE AND DITCH RESERVATIONS REVERT BACK IN OWNERSHIP TO THE ADJOINING LAND OWNER. THE FINAL ORDER IS RECORDED IN OFFICIAL RECORDS BOOK 11687, PAGE 1584 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

> SITE DATA JOHNS PUD (WEST) - PLAT FOUR

CONTROL NO. ...... 2021-00073



SH0345 SHEET 1 OF 12

KEY MAP \_ SHEET 4 — SHEET 5 SHEET 3 JOHNS PUD (WEST) - PLAT FOUR

THIS INSTRUMENT WAS PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FLORIDA 33467 LB-7741

LOTUS EDGE BOCA RATON X HOMEOWNERS: SURVEYOR ASSOCIATION, INC.

**LOCATION MAP**